

## LINEN STREET, WARWICK CV34 4DJ



**A fabulously presented, first floor, two double bedroom apartment. With allocated parking, balcony and race course views. Just a 3 minutes' walk from scenic Warwick 9-hole golf course and driving range.**

- Town Center Location
- Living Room with Balcony
- Fully Fitted Kitchen Diner
- Master Bedroom with Dressing Area
  - Modern En-Suite Shower Room
- Second Double Bedroom with Fitted Wardrobes
  - Modern Family Bathroom
  - Well Presented
- First Floor Apartment
  - EPC - B (82)

**2 BEDROOMS**

**ASKING PRICE £260,000**

Situated at the bottom of Linen Street is the small and exclusive development of Knights Court. Located within easy walking distance of the town centre with all amenities right on your doorstep. This apartment benefits from a balcony off the living room, big enough for a bistro table to enjoy the race course views.

Accommodation comprises an entrance way with useful fitted storage, good sized living room with balcony, fully fitted kitchen diner, master bedroom with dressing area and en-suite shower room, second double bedroom with fitted wardrobes, a modern family bathroom and an allocated parking space.

### **Entrance**

Entrance to the apartment is via a communal hallway to the private front door which opens up in to the entrance hall. Carpeted to floor and with neutral decor to walls and ceiling. Two light point to ceiling, electric heater to wall, fitted with a useful storage unit, video secure entry phone

### **Living Room 15'11" x 13'6" (4.856 x 4.130)**

Continuation of carpet and neutral decor, large French door to rear elevation giving access out on to the balcony and having attractive views, light points to ceiling, electric heater to wall, electric sockets and a TV point.

### **Kitchen Diner 17'7" x 9'11" (5.361 x 3.029)**

With tiled flooring and with neutral decor to walls and ceiling, double French doors to rear elevation to a Juliet balcony with attractive race course views, LED spotlights to ceiling and light point to ceiling over dining table position, electric heater to wall. White painted, double bi-fold doors house a larder cupboard, full height white door housing further full height storage. The kitchen is fitted with a range of base and wall units with a beech wood effect frontage and chrome handle, granite effect melamine work surface and a tiled splash back. There is a built in AEG stainless steel and black electric oven, built in AEG induction hob with stainless steel AEG extractor above, integrated washing machine AEG and a stand alone Beko fridge freezer and a stainless steel Grundig dishwasher. Stainless steel sink with matching drainer with chrome hot and cold mixer tap, under cupboard lights, various electric sockets and fused switches.

### **Inner Hallway**

Accessed from the living room via a white painted wooden door and currently used to display the owners extensive art work. Carpeted to floor and with neutral decor to walls and ceiling, light point to ceiling, electric heater and double socket.

A white painted wooden door houses the hot water tank as well as a fair amount of useful storage.

### **Family Bathroom**

Being recently fitted and having tiles to floor and to ceiling height, with a modern bathroom suite of white bath with chrome hot and cold mixer tap with chrome shower head and controls, triple drawer vanity unit with modern, white square sink with chrome hot and cold mixer tap, mirror with lighting positioned above. Built in WC with cupboards to either side and useful shelf above, chrome heated towel rail, extractor to high level and LED spotlights to ceiling.

### **Master Bedroom 13'5" x 9'4" (4.099 x 2.845)**

Carpeted to floor and with neutral decor to walls and ceiling, double French doors to front elevation to Juliet balcony, light point to ceiling and having electric sockets. A white painted door leads in to the dressing area with a continuation of flooring and decor and with a large, double fronted fitted wardrobe.

### **En-Suite Shower Room**

Being tiled to floor and to ceiling height, chrome heated towel rail, white WC, white pedestal wash hand basin with chrome hot and cold mixer tap, large walk in corner shower with chrome shower head and attachments, LED spotlights and extractor fan to ceiling. Creda heater to wall

**Bedroom Two 10'8" x 7'8" (3.267 x 2.340)**

Continuation of carpet and neutral decor, window to front elevation and light point to ceiling, quadruple mirror fronted, sliding wardrobe doors providing a huge amount of fitted storage, further, double fronted white wardrobe doors housing further wardrobe storage.

**Outside**

Balcony for enjoying a morning cup of coffee or evening G&T and taking in the attractive views overlooking the racecourse.

One allocated parking space.

**Services**

Please note there is no mains gas connected. We believe all other services are connected.

**Tenure**

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

Years left on lease: 108 (125 years from 1/1/2004) Ground rent: £180 p/a, management costs of £209.00 per month.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

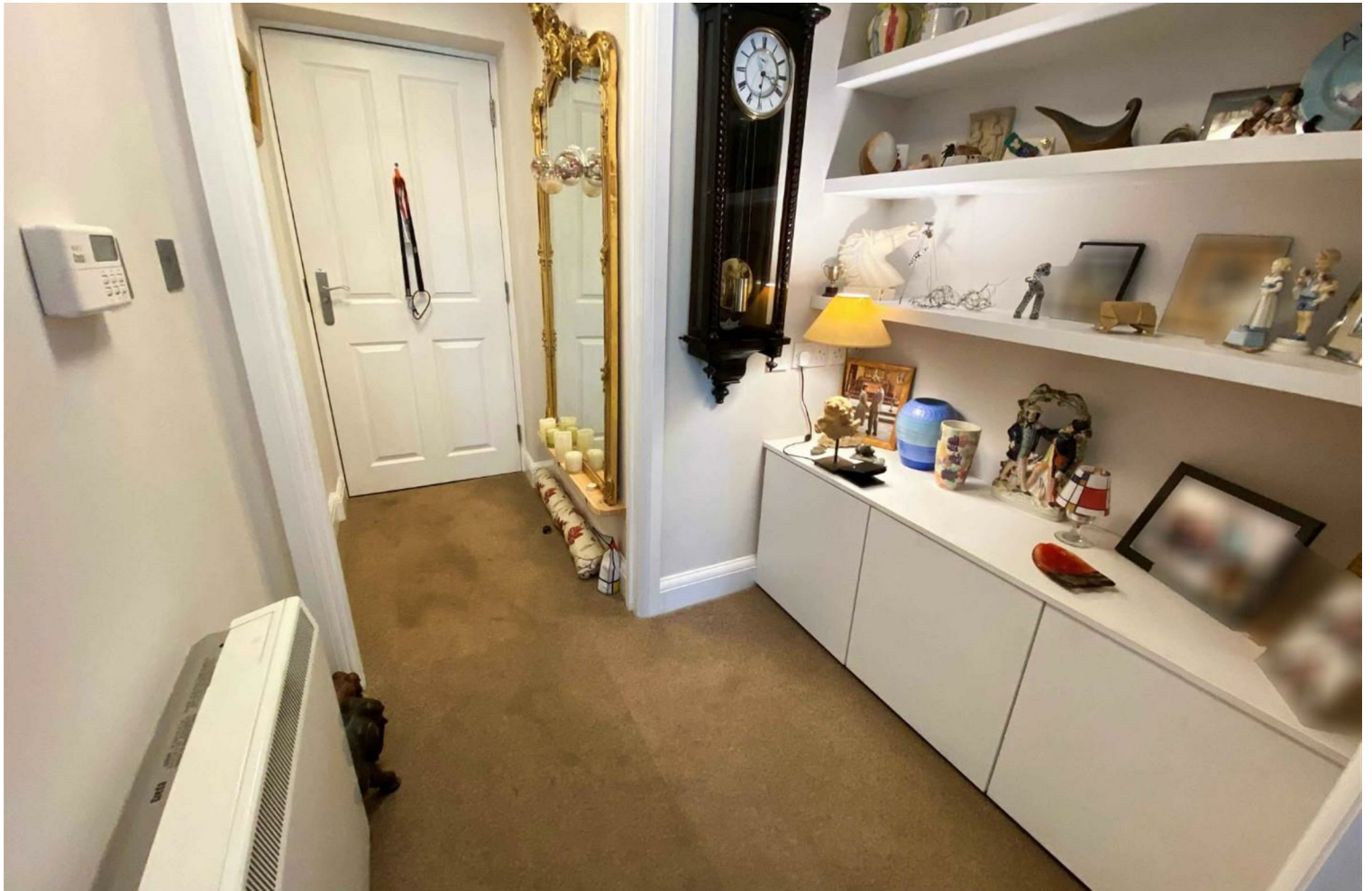
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.





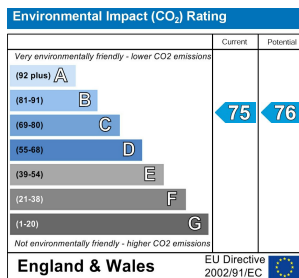
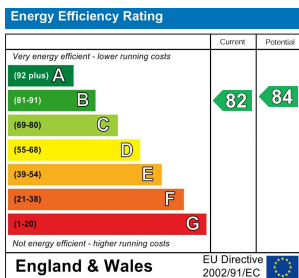












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